



Executive Panel on Housing in HRM Minutes

April 24, 2025

Present:

Vicki Elliott-Lopez, Kristin O'Toole Scott, Erin MacIntyre, Micah Richardson, Jill MacLellan, Brandon Umpherville, Jacqueline Hamilton, Leah Perrin

Regrets: Peter Duncan, Tanya Davis

Agenda Items

1. PRELIMINARIES

1.1 Welcome & Call to Order

- The Chair called the meeting to order at 1:06

1.2 Approval of Agenda

- Agenda was circulated electronically prior to the meeting. No amendments were made.

Motion: Micah Richardson

Second: Erin MacIntyre

Carried:

VOTE: *Aye (4) Nay () Abstain ()*

Next steps: Agenda for April 24, 2025 to be posted on the Executive Panel website.

1.3 Approval of Minutes

- Minutes for March 27th, 2025 were circulated during meeting.

Motion: Erin MacIntyre

Second: Micah Richardson

Carried:

VOTE: *Aye (4) Nay () Abstain ()*

Next steps: Minutes for March 27, 2025 to be posted on the Executive Panel website.

2. Minimum Planning Requirements (MPR) Implementation Update from Leah Perrin

- Leah Perrin, Manager of Regional Planning, gave an update on HRM's adoption of Minimum Planning Regulations.
- Over the past month they have been undertaking legal review and internal business reviews.
- HRM is tentatively planning to present MPRs to HRM Regional Council for first reading on May 27th/June 10th and hold a public hearing on June 24th.



- HRM requested a follow-up meeting to discuss the relationship between MPRs and SPAs. HRM to schedule a meeting for the first week of May.

3. Special Planning Area (SPA) Updates

- The Panel discussed Special Planning Areas updates
 - Dartmouth Crossing
 - To further discuss options regarding upgrades to Hwy 118 when Peter Duncan is back next week.
 - Will schedule a follow-up meeting with developer once internal meeting is held.
 - Bedford West Sub Area 10
 - Province to contact Halifax Water to gain understanding if there is additional capacity for sanitary services since density was originally allocated for the whole of Bedford West.
 - Sandy Lake
 - A private property owner within the Sandy Lake SPA reached out as they have been serviced by Halifax Water since 1989, but are not within the urban service boundary. As such they cannot benefit from recent HAF amendments, that permit up to 4 units / lot.
 - There are several private property owners within the SPA that would experience the same issue.
 - Province and HRM to discuss options to present to future panel meeting.
 - 1226 Cole Harbour Road
 - DA is with applicant
 - Fall River Site B
 - Waiting for phosphorus study from applicant.

4. Round Table

- The Panel discussed no further items.

5. NEXT MEETING

- Next meeting: May 1st , 2025

6. ADJOURNMENT

- Meeting adjourned 2:06 pm